

**CITY OF ANTIOCH
ECONOMIC DEVELOPMENT COMMISSION
REGULAR MEETING**

**Regular Meeting
6:30 p.m.**

**July 19, 2005
City Council Chambers**

Chairman Arndt called the meeting to order at 6:30 p.m. on Tuesday, July 19, 2005 in the City Council Chambers.

ROLL CALL

Present: Commissioners Lanphere, Agopian, Pfeiffer, Holman and Chairman Arndt
Absent: Commissioner Kalafate
Staff: Assistant City Manager/Economic Development Director Pappas Díaz
Minutes Clerk Lawson

PLEDGE OF ALLEGIANCE

1. APPROVAL OF MINUTES: June 6, 2005

On motion by Commissioner Agopian and seconded by Commissioner Pfeiffer, the Economic Development Commission approved the Minutes of June 6, 2005.

AYES: Lanphere, Agopian, Pfeiffer and Holman

ABSTENTION: Arndt

ABSENT: Kalafate

Chairman Arndt requested that Item No. 3 be taken before Item No. 2.

3. UPDATE OF WATERFRONT RFP INTERVIEW & SELECTION PROCESS

Assistant City Manager/Economic Development Director (ACM/EDD) Pappas Díaz spoke to the interview and selection process and felt it went very well and noted that the Arcadis Group was selected as the Master Developer. She further referred to a displayed wall map that depicted the proposed plan presented by the developer.

Commissioner Holman provided a brief summary of the background that took place regarding the interview and selection process. He felt the Arcadis team was selected because they were in line with the City Council's viewpoint that a strong retail component was needed, and also their ideas were specific to the needs of downtown Antioch. He also felt that the Arcadis team was very willing to work with the public and that they thought issues out and had a clear path forward as to how they would deal with public interaction. Along with Arcadis' viewpoint on the strong retail component, they felt that a destination to the downtown area should be created which would service the local downtown population as well as a draw for other residents throughout the community.

ACM/EDD Pappas Díaz further referred to the displayed wall map and additional schematics to explain the proposed development. She further noted that a Memorandum of Understanding (MOU) was in the process of being written.

Commissioner Lanphere stated that this project was moving forward and that it would take additional time for all the specifics to be worked out.

The Commission further discussed:

- The existing railway
- Potential businesses

Item No. 2 was taken at this time.

2. WEBSITE UPDATE – REVIEW OF ADDITIONAL DRAFT REVISIONS

ACM/EDD Pappas Díaz presented a Power Point Presentation that depicted the newly created City Website's features and design.

Commissioner Lanphere spoke to the pictures of specific businesses and/or shopping centers, and did not want to depict a picture of a specific shopping center as to not alienate other businesses.

Commissioner Agopian wanted to display a cross section of major employers, which would include retail but not fully focusing on retail.

Commissioner Holman commended all the efforts put forth in the draft revisions.

4. BUSINESS PARTNERSHIP BREAKFAST UPDATE & DISCUSSION

Commissioner Lanphere stated that a firm date has not yet been established and until then she was unsure what types of businesses would be invited.

ACM/EDD Pappas-Díaz stated that the next three dates would be confirmed with the Mayor and that if an August meeting was not possible the next meeting would be held in October.

5. COMMENTS

- **Public**

None.

- **Commission**

Commissioner Holman stated that the Arcadis team would be established in Antioch on a full time basis with a Staff that would interact with City Staff on a regular basis, as well as have interaction with the public. Recognizing that, the City Council is contemplating the need of a full time Economic Development Director and a full time Economic Development Staff, due to the size and complexity of this project.

Commissioner Agopian requested additional information regarding the status of signage in Antioch. Commissioner Lanphere noted that the task force was moving forward, but due to the summer months it has slowed down. She further noted that data has been collected regarding specific changes in other cities. ACM/EDD Pappas Díaz noted current situations and reviews will be conducted in the near future.

Commissioner Agopian expressed concern to code enforcement issues and wanted to ensure that enforcement was being handled in the appropriate manner, in terms of neighborhood and community issues.

Commissioner Lanphere reported that a presentation on eBART was being conducted this evening at Dallas Ranch and felt that this Commission should discuss this issue further, in terms of details relating to future development. She also felt that the future development of the Kerly property should be discussed further amongst the Commission and requested that this issue be placed on a future agenda. Commissioner Lanphere also reported that the Chamber of Commerce would be sponsoring the Economic Summit for East Contra Costa County, which will be held on September 30.

- **Staff – Submittals for openings**

ACM/EDD Pappas-Díaz reported that there were now eight applications that needed to be reviewed for upcoming interviews for the Economic Development Commission. Also, that at the upcoming City Council agenda of July 26 the Joint Agreement between the City and the Chamber of Commerce regarding the Small Business Information Center Joint Agreement would be heard and she requested that one Commissioner attend to speak and lend their support.

6. ADJOURNMENT

Chairman Arndt adjourned the Economic Development Commission meeting at 7:25 p.m. to the next scheduled meeting on September 6, 2005.

Respectfully Submitted,

Debra Lawson
Minutes Clerk